

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF CALIFORNIA

Case number (if known)

Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 1376 Church LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 86-1430847

4. Debtor's address Principal place of business

1390 Market Street, Suite 200
San Francisco, CA 94102

Number, Street, City, State & ZIP Code

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

San Francisco
County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor
- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
 - Partnership (excluding LLP)
 - Other. Specify: _____

7. Describe debtor's business**A. Check one:**

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. *Check all that apply:*

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

- No.
- Yes.

District	Northern District, San Francisco Division	When	7/05/23	Case number	23-30379
District	_____	When	_____	Case number	_____

- 10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**
- No
 Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	Case number, if known _____
When _____	

- 11. Why is the case filed in this district?** Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
 A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

- 12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
 What is the hazard? _____
 It needs to be physically secured or protected from the weather.
 It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).
 Other _____

Where is the property?

Number, Street, City, State & ZIP Code _____

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

- 13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
 After any administrative expenses are paid, no funds will be available to unsecured creditors.

- 14. Estimated number of creditors**

1-49
 50-99
 100-199
 200-999

1,000-5,000
 5,001-10,000
 10,001-25,000

25,001-50,000
 50,001-100,000
 More than 100,000

- 15. Estimated Assets**

\$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

- 16. Estimated liabilities**

\$0 - \$50,000

\$1,000,001 - \$10 million

\$500,000,001 - \$1 billion

Debtor

1376 Church LLC

Name

Case number (*if known*)

\$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

\$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

\$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor
Name **1376 Church LLC**

case number (*if known*)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **11/29/23**
MM / DD / YYYY

X

Signature of authorized representative of debtor

Tony Garnicki

Printed name

Title **Managing Member**

18. Signature of attorney

X

Signature of attorney for debtor

Date

11/29/2023

MM / DD / YYYY

Michael Jay Berger
Printed name

Law Offices of Michael Jay Berger
Firm name

**9454 Wilshire Boulevard, 6th floor
Beverly Hills, CA 90212**
Number, Street, City, State & ZIP Code

Contact phone **(310) 271-6223**

Email address **michael.berger@bankruptcypower.com**

100291 CA
Bar number and State

Fill in this information to identify the case:

Debtor name 1376 Church LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

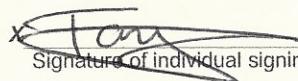
I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 11/29/23


Signature of individual signing on behalf of debtor

Tony Garnicki
Printed name

Managing Member
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name | **1376 Church LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**

Case number (if known): _____

Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Berber Group LLC 1516 Broadway St. San Francisco, CA 94115		Loan				\$24,557.38
Churchill Funding I LLC c/o Snell & Wilmer LLP 600 Anton Blvd., Ste. 1400 Costa Mesa, CA 92626		Mortgage Loan	Disputed	\$5,306,785.00	\$2,600,000.00	\$2,745,047.00
Easy Financial LLC Attn: Lida Kohansameh, Agent 6125 Washington Blvd., Ste. 300 Culver City, CA 90232		Pending lawsuit case # 23STCV07541	Contingent Unliquidated Disputed			\$0.00
Franchise Tax Board Bankruptcy Section MS: A-340 PO Box 2952 Sacramento, CA 95812-2952		Unpaid taxes				\$4,004.94
JP Morgan Chase Bank PO Box 182051 Columbus, OH 43218-2051		Checking account overdraft				\$36,365.36
National Asian American Coalition Attn: Elizabeth Tionloc, Agent 318 Westlake Center Ste. 270 Daly City, CA 94015		Mortgage Loan		\$200,000.00	\$2,600,000.00	\$200,000.00

Fill in this information to identify the case:

Debtor name 1376 Church LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

Case number (if known) _____

Check if this is an amended filing

**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals**

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)

1a. Real property:

Copy line 88 from *Schedule A/B*..... \$ 2,600,000.00

1b. Total personal property:

Copy line 91A from *Schedule A/B*..... \$ 5.00

1c. Total of all property:

Copy line 92 from *Schedule A/B*..... \$ 2,600,005.00

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 6,648,323.22

3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)

3a. Total claim amounts of priority unsecured claims:

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 4,004.94

3b. Total amount of claims of nonpriority amount of unsecured claims:

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 64,926.01

4. Total liabilities
Lines 2 + 3a + 3b

\$ 6,717,254.17

Fill in this information to identify the case:

Debtor name **1376 Church LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

No. Go to Part 2.

Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account

Last 4 digits of account number

3.1. **Wells Fargo**

DIP checking account

9487

\$5.00

4. **Other cash equivalents (Identify all)**

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$5.00

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

No. Go to Part 4.

Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

No. Go to Part 5.

Yes Fill in the information below.

Debtor 1376 Church LLC
Name

Case number (*If known*) _____

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
 Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
 Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
 Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.
 Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- No. Go to Part 10.
 Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.)	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	100% fee simple	\$0.00		\$2,600,000.00

56. Total of Part 9.

\$2,600,000.00

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

Debtor 1376 Church LLC
Name _____

Case number (*If known*) _____

57. Is a depreciation schedule available for any of the property listed in Part 9?
 No
 Yes
58. Has any of the property listed in Part 9 been appraised by a professional within the last year?
 No
 Yes

Part 10: Intangibles and intellectual property

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.
 Yes Fill in the information below.

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?
Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
 Yes Fill in the information below.

Current value of
debtor's interest

71. **Notes receivable**
Description (include name of obligor)
72. **Tax refunds and unused net operating losses (NOLs)**
Description (for example, federal, state, local)
73. **Interests in insurance policies or annuities**
74. **Causes of action against third parties (whether or not a lawsuit has been filed)**
Debtor intends to prosecute adversary proceeding against the Saratoga RealEstate Investments LLC, Churchill Funding 1 LLC, title company concerning the 2022 refinance of the real property of the estate and the failure to subordinate the Saratoga lien post-refinance.
- Nature of claim Causes of action may include negligence, breach of fiduciary duty
- | | |
|------------------|--------|
| Amount requested | \$0.00 |
|------------------|--------|

Unknown

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** Examples: Season tickets, country club membership

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No
 Yes

Debtor 1376 Church LLC
Name _____

Case number (*If known*) _____

Part 12: **Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$5.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$2,600,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$5.00	+ 91b. \$2,600,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$2,600,005.00

Fill in this information to identify the case:

Debtor name **1376 Church LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
 Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		<i>Column A</i> Amount of claim	<i>Column B</i> Value of collateral that supports this claim
2.1	Churchill Funding I LLC Creditor's Name	Describe debtor's property that is subject to a lien Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	\$5,306,785.00 \$2,600,000.00
	c/o Snell & Wilmer LLP 600 Anton Blvd., Ste. 1400 Costa Mesa, CA 92626 Creditor's mailing address	Describe the lien Mortgage loan Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Creditor's email address, if known Date debt was incurred 3/2/2022 (assigned 8/8/2022) Last 4 digits of account number 7102 Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. San Francisco Assessor Recorder 2. Churchill Funding I LLC 3. Saratoga Real Estate Investments, LLC 4. National Asian American Coalition 5. National Asian American Coalition 6. San Fransico Dept. of Public Health	Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	

2.2 **National Asian American Coalition**

Describe debtor's property that is subject to a lien

\$150,000.00

\$2,600,000.00

Debtor	1376 Church LLC	Case number (if known)
Name		
Creditor's Name	Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	
Attn: Elizabeth Tionloc, Agent 318 Westlake Center Ste. 270 Daly City, CA 94015		
Creditor's mailing address		
Creditor's email address, if known		
Date debt was incurred	3/8/2023	
Last 4 digits of account number	n/a	
Do multiple creditors have an interest in the same property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	
As of the petition filing date, the claim is:	Check all that apply	
	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
2.3	National Asian American Coalition	\$200,000.00 \$2,600,000.00
Creditor's Name		
Attn: Elizabeth Tionloc, Agent 318 Westlake Center Ste. 270 Daly City, CA 94015	Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	
Creditor's mailing address		
Creditor's email address, if known		
Date debt was incurred	3/8/2023	
Last 4 digits of account number	8090	
Do multiple creditors have an interest in the same property?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	
As of the petition filing date, the claim is:	Check all that apply	
	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	
2.4	San Francisco Assessor Recorder	\$38,262.00 \$2,600,000.00
Creditor's Name		
1 Dr. Carlton B. Goodlett Pl #190 San Francisco, CA 94103	Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	

Debtor	1376 Church LLC	Case number (if known)		
Name				
Creditor's mailing address	Describe the lien			
	Property tax			
	Is the creditor an insider or related party?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
	Is anyone else liable on this claim?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)			
Date debt was incurred				
2022 - 2023				
Last 4 digits of account number				
2005				
Do multiple creditors have an interest in the same property?				
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.				
Specified on line 2.1				
<hr/>				
2.5	San Fransico Dept. of Public Health Creditor's Name	Describe debtor's property that is subject to a lien Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	\$809.02	\$2,600,000.00
	Creditor's mailing address			
	Creditor's email address, if known			
Date debt was incurred				
5/23/2023				
Last 4 digits of account number				
7039				
Do multiple creditors have an interest in the same property?				
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.				
Specified on line 2.1				
<hr/>				
2.6	Saratoga Real Estate Investments, LLC Creditor's Name	Describe debtor's property that is subject to a lien Commercial property located at 1376 Church Street, San Francisco, CA 94114 94114-3949, APN 6552-005 9 bedrooms, 6 baths Living Area: 5,130 sq. feet, Lot Area: 2,317 Sq. feet	\$952,467.20	\$2,600,000.00
	Creditor's mailing address			
	Creditor's email address, if known			
Date debt was incurred				

Debtor 1376 Church LLC
Name _____

Case number (if known) _____

3/31/2022

Last 4 digits of account number

0300

Do multiple creditors have an
interest in the same property?

No

Yes. Specify each creditor,
including this creditor and its relative
priority.

Specified on line 2.1

Yes. Fill out Schedule H: Codebtors (Official Form 206H)

As of the petition filing date, the claim is:
Check all that apply

- Contingent
 Unliquidated
 Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$6,648,323.2

2

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did
you enter the related creditor?

Last 4 digits of
account number for
this entity

Churchill Funding 1 LLC

Attn: Managing Member
1800 Camden Rd., Ste. 107-254
Charlotte, NC 28203

Line 2.1

Dragon Properties, Inc.

Attn: Rolando L. Lavarias, Agent
1180 South Mayfair Ave
Daly City, CA 94015

Line 2.2

Easy Financial LLC

Attn: Lida Kohansameh, Agent
6125 Washington Blvd., Ste. 300
Culver City, CA 90232

Line 2.1

FCI Lender Services, Inc

8180 E. Kaiser Blvd
Anaheim, CA 92808

Line 2.1

Saratoga Real Estate Investments, LLC

c/o Sreeram Pydah, Principal
835 Tolentino Court
Livermore, CA 94550

Line 2.6

Saratoga Real Estate Investments, LLC

Attn: 1505 Corporation
2108 N. St., Ste. C
Sacramento, CA 95816

Line 2.6

Saratoga Real Estate Investments, LLC

c/o Michael E. Di Geronimo
Miller Starr Regalia
1331 N. California Blvd., Ste. 600
Walnut Creek, CA 94596

Line 2.6

Saratoga Real Estate Investments, LLC

4106 Wilkie Way
Palo Alto, CA 94306

Line 2.6

Fill in this information to identify the case:

Debtor name **1376 Church LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on Schedule A/B: Assets - Real and Personal Property (Official Form 206A/B) and on Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.

Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

	Total claim	Priority amount
2.1 Priority creditor's name and mailing address Franchise Tax Board Bankruptcy Section MS: A-340 PO Box 2952 Sacramento, CA 95812-2952	As of the petition filing date, the claim is: <i>Check all that apply.</i>	\$4,004.94 \$3,360.99
Date or dates debt was incurred 2020 - 2023	Basis for the claim: Unpaid taxes	
Last 4 digits of account number 0409	Is the claim subject to offset?	
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Yes	

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

	Amount of claim
3.1 Nonpriority creditor's name and mailing address Berber Group LLC 1516 Broadway St. San Francisco, CA 94115	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$24,557.38
Date(s) debt was incurred 12/10/2020 - 6/14/2023	
Last 4 digits of account number n/a	Basis for the claim: Loan
	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2 Nonpriority creditor's name and mailing address Easy Financial LLC Attn: Lida Kohansameh, Agent 6125 Washington Blvd., Ste. 300 Culver City, CA 90232	As of the petition filing date, the claim is: <i>Check all that apply.</i> Unknown
Date(s) debt was incurred 2023	
Last 4 digits of account number 7541	Basis for the claim: Pending lawsuit case # 23STCV07541
	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor Name	1376 Church LLC	Case number (if known)
3.3 Nonpriority creditor's name and mailing address JP Morgan Chase Bank PO Box 182051 Columbus, OH 43218-2051	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$36,365.36
Date(s) debt was incurred <u>9/30//2022</u> Last 4 digits of account number <u>n/a</u>	Basis for the claim: Checking account overdraft	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.4 Nonpriority creditor's name and mailing address U.S. Bank, N.A. 425 Walnut St. Cincinnati, OH 45202	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$4,003.27
Date(s) debt was incurred <u>2022</u> Last 4 digits of account number <u>n/a</u>	Basis for the claim: Bank overdraft	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.5 Nonpriority creditor's name and mailing address UMB Bank, N.A. c/o Steyer Lowenthal Boodrookas Alvarez & Smith LLP 235 Pine St., 15th Fl. San Francisco, CA 94104	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	Unknown
Date(s) debt was incurred <u>2023</u> Last 4 digits of account number <u>0507</u>	Basis for the claim: Pending lawsuit	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1
5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts		
5a.	\$	4,004.94
5b.	+	64,926.01
5c.	\$	68,930.95

Fill in this information to identify the case:

Debtor name 1376 Church LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

Case number (if known) _____

Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Fill in this information to identify the case:

Debtor name **1376 Church LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**

Case number (if known) _____

Check if this is an amended filing

Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 **National Asian American Coalition** Attn: Elizabeth Tionloc, Agent 318 Westlake Center Ste. 270 Daly City, CA 94015 **UMB Bank, N.A.** D _____
 E/F **3.5**
 G _____

2.2 **Saratoga Real Estate Investments, LLC** c/o Miller Starr Regalia 1331 N. California Blvd., Ste. 600 Walnut Creek, CA 94596 **UMB Bank, N.A.** D _____
 E/F **3.5**
 G _____

2.3 **Tony Garnicki** 4371 17th Street San Francisco, CA 94114 **Churchill Funding I LLC** D **2.1**
 E/F _____
 G _____

2.4 **Tony Garnicki** 4371 17th Street San Francisco, CA 94114 **National Asian American Coalition** D **2.2**
 E/F _____
 G _____

Additional Page to List More Codebtors

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.5 **Tony Garnicki** **4371 17th Street
San Francisco, CA 94114** **Saratoga Real Estate
Investments, LLC** D 2.6
 E/F _____
 G _____

2.6 **Tony Garnicki** **4371 17th Street
San Francisco, CA 94114** **UMB Bank, N.A.** D _____
 E/F 3.5
 G _____

United States Bankruptcy Court
Northern District of California

In re 1376 Church LLC

Debtor(s)

Case No.

Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Tony Garnicki 4371 17th Street San Francisco, CA 94114			100%

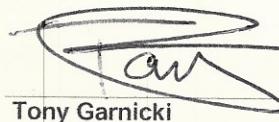
DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, Tony Garnicki am the **Managing Member** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date

11/29/23

Signature



The signature is handwritten in black ink, appearing to read "Tony Garnicki". It is enclosed in an oval shape.

Tony Garnicki

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA

In re
1376 Church LLC

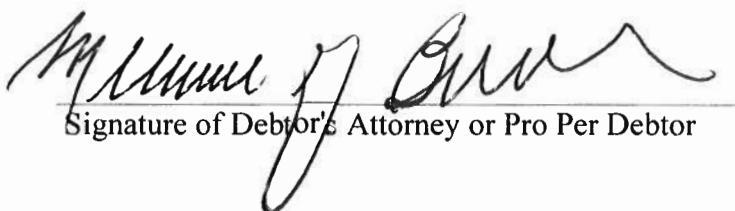
Case No.

Debtor(s). /

CREDITOR MATRIX COVER SHEET

I declare that the attached Creditor Mailing Matrix, consisting of 3 sheets, contains the correct, complete and current names and addresses of all priority, secured and unsecured creditors listed in debtor's filing and that this matrix conforms with the Clerk's promulgated requirements.

DATED: 11/29/2023


Signature of Debtor's Attorney or Pro Per Debtor

Berber Group LLC
1516 Broadway St.
San Francisco, CA 94115

Churchill Funding 1 LLC
Attn: Managing Member
1800 Camden Rd., Ste. 107-254
Charlotte, NC 28203

Churchill Funding I LLC
c/o Snell & Wilmer LLP
600 Anton Blvd., Ste. 1400
Costa Mesa, CA 92626

Dragon Properties, Inc.
Attn: Rolando L. Lavarias, Agent
1180 South Mayfair Ave
Daly City, CA 94015

Easy Financial LLC
Attn: Lida Kohansameh, Agent
6125 Washington Blvd., Ste. 300
Culver City, CA 90232

FCI Lender Services, Inc
8180 E. Kaiser Blvd
Anaheim, CA 92808

Franchise Tax Board
Bankruptcy Section MS: A-340
PO Box 2952
Sacramento, CA 95812-2952

JP Morgan Chase Bank
PO Box 182051
Columbus, OH 43218-2051

National Asian American Coalition
Attn: Elizabeth Tionloc, Agent
318 Westlake Center Ste. 270
Daly City, CA 94015

San Francisco Assessor Recorder
1 Dr. Carlton B. Goodlett Pl #190
San Francisco, CA 94103

San Fransico Dept. of Public Health
Attn: Refuse Lien Unit
49 South Van Ness Ave., Ste. 600
Van Nuys, CA 91410

Saratoga Real Estate Investments, LLC
c/o Miller Starr Regalia
1331 N. California Blvd., Ste. 600
Walnut Creek, CA 94596

Saratoga Real Estate Investments, LLC
c/o Sreeram Pydah, Principal
835 Tolentino Court
Livermore, CA 94550

Saratoga Real Estate Investments, LLC
4106 Wilkie Way
Palo Alto, CA 94306

Saratoga Real Estate Investments, LLC
c/o Michael E. Di Geronimo
Miller Starr Regalia
1331 N. California Blvd., Ste. 600
Walnut Creek, CA 94596

Saratoga Real Estate Investments, LLC
Attn: 1505 Corporation
2108 N. St., Ste. C
Sacramento, CA 95816

Tony Garnicki
4371 17th Street
San Francisco, CA 94114

U.S. Bank, N.A.
425 Walnut St.
Cincinnati, OH 45202

UMB Bank, N.A.
c/o Steyer Lowenthal Boodrookas
Alvarex & Smith LLP
235 Pine St., 15th Fl.
San Francisco, CA 94104

United States Bankruptcy Court
Northern District of California

In re 1376 Church LLC

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for 1376 Church LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

- None [Check if applicable]

Date

11/29/2023


Michael Jay Berger

Signature of Attorney or Agent
Counsel for 1376 Church LLC
Law Offices of Michael Jay Berger
9454 Wilshire Boulevard, 6th floor
Beverly Hills, CA 90212
(310) 271-6223 Fax:(310) 271-9805
michael.berger@bankruptcypower.com